

C. N. M. V.
C/ Edison 4
Madrid

COMUNICACIÓN DE OTRA INFORMACIÓN RELEVANTE

TDA IBERCAJA 5, FONDO DE TITULIZACIÓN DE ACTIVOS

Actuaciones sobre las calificaciones de los bonos por parte de Standard & Poor's.

Titulización de Activos, Sociedad Gestora de Fondos de Titulización, S.A. comunica la siguiente información relevante:

I. Respecto al fondo de referencia, adjuntamos nota de prensa publicada por Standard & Poor's, con fecha 29 de marzo de 2022, donde se llevan a cabo las siguientes actuaciones:

- Bono A2, subida a **AAA (sf)** desde **AA+ (sf)**.
- Bono B, subida a **AA+ (sf)** desde **A+ (sf)**.
- Bono C, subida a **AA- (sf)** desde **A- (sf)**.
- Bono D, subida a **A- (sf)** desde **BBB- (sf)**.
- Bono E, afirmado como **D (sf)**

En Madrid, a 31 de marzo de 2022

Ramón Pérez Hernández
Consejero Delegado

TDA Ibercaja 5 Spanish RMBS Ratings Raised On Four Classes Of Notes; One Class Affirmed

March 29, 2022

Overview

- TDA Ibercaja 5 is a Spanish RMBS transaction that securitizes a pool of prime residential mortgage loans. It closed in May 2007.
- Following our review, we raised our ratings on the A2, B, C, and D notes. At the same time, we have affirmed our rating on the class E notes.

MILAN (S&P Global Ratings) March 29, 2022--S&P Global Ratings today raised its credit ratings on TDA Ibercaja 5, Fondo de Titulizacion de Activos's class A2, B, C, and D notes to 'AAA (sf)', 'AA+ (sf)', 'AA- (sf)', and 'A- (sf)' from 'AA+ (sf)', 'A+ (sf)', 'A- (sf)', and 'BBB- (sf)', respectively. At the same time, we have affirmed our 'D (sf)' rating on the class E notes.

Today's rating actions follow our full analysis of the most recent information that we have received and the transaction's current structural features.

After applying our global RMBS criteria, the overall effect is a marginal increase of our expected losses due to a marginal increase of our weighted-average loss severity (WALS) assumptions, driven by higher market value declines (see "Asset Price Risks: Inflated Property Values Mean Higher Loss Assumptions In European RMBS And Covered Bonds," published on March 21, 2022). Nevertheless, the overall credit enhancement continues to increase--which drives today's upgrades--given the presence of a floored reserve fund.

Table 1

Credit Analysis Results

Rating	WAFF (%)	WALS (%)	Credit coverage (%)
AAA	12.71	13.96	1.77
AA	8.84	10.83	0.96
A	6.89	6.26	0.43
BBB	5.30	4.26	0.23
BB	3.60	3.10	0.11
B	2.41	2.23	0.05

WAFF--Weighted-average foreclosure frequency. WALS--Weighted-average loss severity.

PRIMARY CREDIT ANALYST

Agustina Lopreiato
Milan
+ 39 02 72 111 281
agustina.lopreiato
@spglobal.com

RESEARCH CONTRIBUTOR

KAYUR CHHEDA
CRISIL Global Analytical Center, an
S&P affiliate, Mumbai
Kayur.Chheda
@spglobal.com

TDA Ibercaja 5 Spanish RMBS Ratings Raised On Four Classes Of Notes; One Class Affirmed

Loan-level arrears stand at 1.5%. Overall delinquencies remain well below our Spanish RMBS index (see "Related Research").

Cumulative defaults, defined as loans in arrears for a period equal to or greater than 18 months, represent 2.16% of the closing pool balance. The first interest deferral trigger is for class D, and it is not at risk of being breached because it is defined at 3.95%, and we do not expect that this level will be reached in the near term.

The reserve fund is at its floor value (€6.00 million) and will no longer amortize, providing further credit enhancement as the notes continue to amortize.

Our operational, counterparty, rating above the sovereign, and legal risk analyses remain unchanged, in line with our previous review. Therefore, the ratings assigned are not capped by any of these criteria.

The servicer, Ibercaja Banco S.A., has a standardized, integrated, and centralized servicing platform. It is a servicer for many Spanish RMBS transactions, and its transactions' historical performance has outperformed our Spanish RMBS index.

The class A2, B, C, and D notes' credit enhancement has increased to 11.3%, 5.2%, 3.2%, and 2.3%, respectively, due to the amortization of the notes. Considering this increase, we have raised to 'AAA (sf)', 'AA+ (sf)', 'AA- (sf)', and 'A- (sf)', from 'AA+ (sf)', 'A+ (sf)', 'A- (sf)', and 'BBB- (sf)', respectively, our ratings on the class A2, B, C, and D notes.

Under our cash flow analysis, the class B, C, and D notes could withstand stresses at higher ratings than those currently assigned. However, we have limited our upgrades based on their overall credit enhancement and position in the waterfall, the current macroeconomic environment, and continuation of pro rata payments with a lack of credit enhancement build-up before the upcoming interest payment dates.

The class E notes are not collateralized and are paid after amortization of the reserve fund. It is still not certain that future interest payments will not be missed. Given its current credit enhancement and its position in the waterfall, we have affirmed our 'D (sf)' rating on the class E notes.

TDA Ibercaja 5 is a Spanish RMBS transaction that securitizes a pool of prime residential mortgage loans. It closed in May 2007.

Potential credit effects of Russia's military conflict with Ukraine

We acknowledge a high degree of uncertainty about the extent, outcome, and consequences of the military conflict between Russia and Ukraine. Irrespective of the duration of military hostilities, sanctions and related political risks are likely to remain in place for some time. The potential effects could include dislocated commodities markets (notably for oil and gas) supply chain disruptions, inflationary pressures, weaker growth, and capital market volatility. As the situation evolves, we will update our assumptions and estimates accordingly. This transaction does not have direct exposure to collateral in the conflict region. Collateral-related pressures could, therefore, only come to bear through second-round effects, such as lower economic growth and higher inflation hurting consumers' ability to service their debt. However, we don't see this as a material risk in the short term (see "S&P Global Ratings Expects The Russia-Ukraine Conflict To Have Limited Direct Impact On Global Structured Finance," published on March 3, 2022).

Related Criteria

- General Criteria: Environmental, Social, And Governance Principles In Credit Ratings, Oct. 10, 2021
- Criteria | Structured Finance | General: Global Framework For Payment Structure And Cash Flow Analysis Of Structured Finance Securities, Dec. 22, 2020
- Criteria | Structured Finance | General: Methodology To Derive Stressed Interest Rates In Structured Finance, Oct. 18, 2019
- Criteria | Structured Finance | General: Counterparty Risk Framework: Methodology And Assumptions, March 8, 2019
- Criteria | Structured Finance | General: Incorporating Sovereign Risk In Rating Structured Finance Securities: Methodology And Assumptions, Jan. 30, 2019
- Criteria | Structured Finance | RMBS: Global Methodology And Assumptions: Assessing Pools Of Residential Loans, Jan. 25, 2019
- Legal Criteria: Structured Finance: Asset Isolation And Special-Purpose Entity Methodology, March 29, 2017
- Criteria | Structured Finance | General: Global Framework For Assessing Operational Risk In Structured Finance Transactions, Oct. 9, 2014
- General Criteria: Methodology Applied To Bank Branch-Supported Transactions, Oct. 14, 2013
- Criteria | Structured Finance | General: Global Derivative Agreement Criteria, June 24, 2013
- General Criteria: Principles Of Credit Ratings, Feb. 16, 2011
- Criteria | Structured Finance | General: Methodology For Servicer Risk Assessment, May 28, 2009

Related Research

- Asset Price Risks: Inflated Property Values Mean Higher Loss Assumptions In European RMBS And Covered Bonds, March 21, 2022
- Global Macro Update: Preliminary Forecasts Reflecting The Russia-Ukraine Conflict, March 8, 2022
- S&P Global Ratings Expects The Russia-Ukraine Conflict To Have Limited Direct Impact On Global Structured Finance, March 3, 2022
- European RMBS Index Report Q4 2021, Feb. 17, 2022
- European RMBS Outlook 2022: Performance And Issuance At A Crossroads, Jan. 27, 2022
- S&P Global Ratings Definitions, Nov. 10, 2021
- Spain, Sept. 20, 2021
- Spanish Banks Need To Bolster Provisions, Cut Costs, And Preserve Capital In 2021, Jan. 25, 2021
- 2017 EMEA RMBS Scenario And Sensitivity Analysis, July 6, 2017

TDA Ibercaja 5 Spanish RMBS Ratings Raised On Four Classes Of Notes; One Class Affirmed

- Global Structured Finance Scenario And Sensitivity Analysis 2016: The Effects Of The Top Five Macroeconomic Factors, Dec. 16, 2016
- European Structured Finance Scenario And Sensitivity Analysis 2016: The Effects Of The Top Five Macroeconomic Factors, Dec. 16, 2016

Copyright © 2022 by Standard & Poor's Financial Services LLC. All rights reserved.

No content (including ratings, credit-related analyses and data, valuations, model, software or other application or output therefrom) or any part thereof (Content) may be modified, reverse engineered, reproduced or distributed in any form by any means, or stored in a database or retrieval system, without the prior written permission of Standard & Poor's Financial Services LLC or its affiliates (collectively, S&P). The Content shall not be used for any unlawful or unauthorized purposes. S&P and any third-party providers, as well as their directors, officers, shareholders, employees or agents (collectively S&P Parties) do not guarantee the accuracy, completeness, timeliness or availability of the Content. S&P Parties are not responsible for any errors or omissions (negligent or otherwise), regardless of the cause, for the results obtained from the use of the Content, or for the security or maintenance of any data input by the user. The Content is provided on an "as is" basis. S&P PARTIES DISCLAIM ANY AND ALL EXPRESS OR IMPLIED WARRANTIES, INCLUDING, BUT NOT LIMITED TO, ANY WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE OR USE, FREEDOM FROM BUGS, SOFTWARE ERRORS OR DEFECTS, THAT THE CONTENT'S FUNCTIONING WILL BE UNINTERRUPTED OR THAT THE CONTENT WILL OPERATE WITH ANY SOFTWARE OR HARDWARE CONFIGURATION. In no event shall S&P Parties be liable to any party for any direct, indirect, incidental, exemplary, compensatory, punitive, special or consequential damages, costs, expenses, legal fees, or losses (including, without limitation, lost income or lost profits and opportunity costs or losses caused by negligence) in connection with any use of the Content even if advised of the possibility of such damages.

Credit-related and other analyses, including ratings, and statements in the Content are statements of opinion as of the date they are expressed and not statements of fact. S&P's opinions, analyses and rating acknowledgment decisions (described below) are not recommendations to purchase, hold, or sell any securities or to make any investment decisions, and do not address the suitability of any security. S&P assumes no obligation to update the Content following publication in any form or format. The Content should not be relied on and is not a substitute for the skill, judgment and experience of the user, its management, employees, advisors and/or clients when making investment and other business decisions. S&P does not act as a fiduciary or an investment advisor except where registered as such. While S&P has obtained information from sources it believes to be reliable, S&P does not perform an audit and undertakes no duty of due diligence or independent verification of any information it receives. Rating-related publications may be published for a variety of reasons that are not necessarily dependent on action by rating committees, including, but not limited to, the publication of a periodic update on a credit rating and related analyses.

To the extent that regulatory authorities allow a rating agency to acknowledge in one jurisdiction a rating issued in another jurisdiction for certain regulatory purposes, S&P reserves the right to assign, withdraw or suspend such acknowledgment at any time and in its sole discretion. S&P Parties disclaim any duty whatsoever arising out of the assignment, withdrawal or suspension of an acknowledgment as well as any liability for any damage alleged to have been suffered on account thereof.

S&P keeps certain activities of its business units separate from each other in order to preserve the independence and objectivity of their respective activities. As a result, certain business units of S&P may have information that is not available to other S&P business units. S&P has established policies and procedures to maintain the confidentiality of certain non-public information received in connection with each analytical process.

S&P may receive compensation for its ratings and certain analyses, normally from issuers or underwriters of securities or from obligors. S&P reserves the right to disseminate its opinions and analyses. S&P's public ratings and analyses are made available on its Web sites, www.standardandpoors.com (free of charge), and www.ratingsdirect.com (subscription), and may be distributed through other means, including via S&P publications and third-party redistributors. Additional information about our ratings fees is available at www.standardandpoors.com/usratingsfees.

STANDARD & POOR'S, S&P and RATINGSDIRECT are registered trademarks of Standard & Poor's Financial Services LLC.